006.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,500 / 880,500
					USE VALUE:	880,500 / 880,500
					ASSESSED:	880,500 / 880,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVICCHI MARK R & EILEEN M
Owner 2:	
Owner 3:	
Street 1:	1 RAG ROCK DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	BATTAGLIA FRANK T & -
Owner 2:	DAVENPORT LISA& CAVICCHI MARIE -
Street 1:	19 NEWCOMB ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Aluminum Exterior and 2105 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	443,800	4,700	432,000	880,500
Total Card	0.092	443,800	4,700	432,000	880,500
Total Parcel	0.092	443,800	4,700	432,000	880,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.29 | /Parcel: 418.29

Legal Description

User Acct 6068

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!637!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	443,800	4700	4,000.	432,000	880,500		Year end	12/23/2021
2021	104	FV	423,500	4700	4,000.	432,000	860,200		Year End Roll	12/10/2020
2020	104	FV	423,500	4700	4,000.	432,000	860,200	860,200	Year End Roll	12/18/2019
2019	104	FV	328,200	4700	4,000.	459,000	791,900	791,900	Year End Roll	1/3/2019
2018	104	FV	328,200	4700	4,000.	334,800	667,700	667,700	Year End Roll	12/20/2017
2017	104	FV	307,600	4700	4,000.	291,600	603,900	603,900	Year End Roll	1/3/2017
2016	104	FV	307,600	4700	4,000.	248,400	560,700	560,700	Year End	1/4/2016
2015	104	FV	273,700	4700	4,000.	243,000	521,400	521,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:47:39

LAST REV

Date	Time
01/18/18	14:11:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATTAGLIA FRANK	59853-509		8/27/2012	Family	545,000	No	No		
BATTAGLIA FRANK	59853-506		8/27/2012	Convenience	1	No	No		
BATTAGLIA DOMEN	23721-605		10/1/1994		99	No	No		07/24/98 Marie Cavicchi resigned as trustee 2
BATTAGLIA DOMEN	13839-114		11/5/1979	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2017	1662	Inter Fi	70,000	C				
8/12/1998	663	Redo Kit	16,000					REM/KIT ADD AC

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14881229
Const Adj.:	0.98980200
Adj $ / SQ:	204.677
Other Features:	105369
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602966
Depreciation:	159183
Depreciated Total:	443783

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

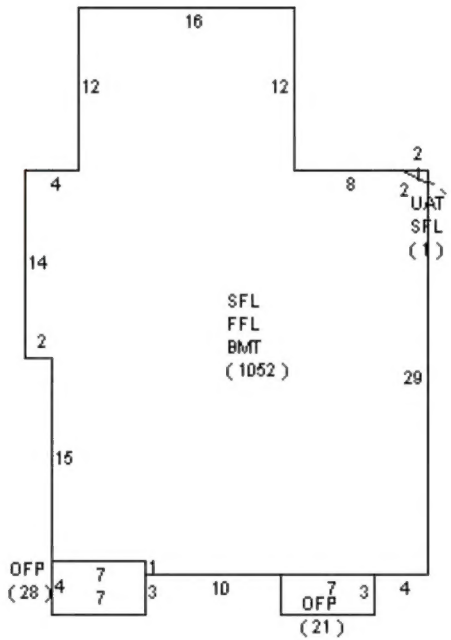
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	204.68
Special Features:	0	Val/Su Net:	138.43
Final Total:	443800	Val/Su SzAd	210.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,053	204.680	215,525
BMT	Basement	1,052	61.400	64,596
FFL	First Floor	1,052	204.680	215,321
OFP	Open Porch	49	43.550	2,134
UAT	Upper Attic		81.870	20

Net Sketched Area:	3,206			Total:	497,596
Size Ad	2105	Gross Area	3207	FinArea	2105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700